

PARTICULARS and CONDITIONS of SALE

12

OF
Sundry Capital and singularly Eligible FREEHOLD ESTATES,
In the COUNTIES of ESSEX, SUFFOLK, and BUCKS,

THE PROPERTY OF

THOMAS STAUNTON, Esq; Dec^d.

Consisting of the Capital and Extensive MANOR of STOW,
In the PARISH of GREAT SAMFORD;

The MANORS of LITTLE SAMFORD and TEWES,

With COURTS BARON, ROYALTIES, &c. stored with GAME;

A MANSION HOUSE, fundry Capital FARMS, A WIND MILL,

The FIGHTING COCKS INN, and several MESSUAGES, COTTAGES, and

TENEMENTS, in the Parishes of *Great and Little Samford,*

containing together about

ONE THOUSAND and EIGHTY-NINE ACRES,

Of rich ARABLE, MEADOW, PASTURE, and WOOD LANDS,

Situate about Four Miles from THAXTED, and Seven from SAFRON WALDEN, in the most Pleasant
and Fertile Part of the COUNTY of ESSEX,

Part of which is in HAND, and the Rest greatly underlet to responsible Tenants at WILL, viz. Mess. *Peter Portway, John Coe, John Dench, Robert Goulstone, Peter Portway, Jun. William Stock, James Philpot, &c.*
at Annual Rents, amounting together to near

EIGHT HUNDRED POUNDS,

But capable of considerable Improvement.

THE CAPITAL AND EXTENSIVE MANORS OF
PEASENHALL, COLSTONHALL, and BADDINGHAMHALL,

With COURTS BARON, ROYALTIES, QUIT RENTS, &c.

A CAPITAL MESSUAGE or MANSION HOUSE,

Called SIBTON GREAT HOUSE,

With proper OFFICES, GARDENS, and paled PADDOCK, containing FORTY-EIGHT ACRES.

The GREAT TYTHES of SIBTON and PEASENHALL, and fundry FARMS and

TENEMENTS, in the Parish of SIBTON,

Lying contiguous, and situate within Four Miles of *Saxmundham*, Six of *Dunwich*, and Seven of *Halesworth*, near
the Sea Coast, in a pleasant and fertile Part of the COUNTY of SUFFOLK, containing together

Three Hundred and Forty-two ACRES and upwards

Of excellent ARABLE, MEADOW, PASTURE, and WOOD LAND,

Part of which is in Hand and the Rest greatly underlet to responsible Tenants, viz. Mess. *Edmond Turner, John Turner, James Cumberland Bentley, and Joseph Baggot*, all of which, except *Joseph Baggot*, are Tenants at
Will, at Annual Rents, amounting together to

Four Hundred and Ninety-one Pounds and upwards,

But capable of considerable Improvement.

The PERPETUAL ADVOWSON and RIGHT of PRESENTATION to the VICARAGE of SIBTON, with the CHURCH or
CHAPEL of PEASENHALL, of the Annual Value of about £80. the present Incumbent aged about Forty Years.

The LORDSHIP and GRANGE of SMEUNES of great Extent,

With COURT BARON, ROYALTIES, FISHERY, &c. stored with GAME;

TWO ELIGIBLE FARMS, and CAPITAL WATER PAPER MILLS,

In the PARISHES of SOULBURY and BRECKHILL,

Within Three Miles of *Fenny Stratford*, and Four of *Woburn*, in the COUNTY of BUCKS,

And TWO TENEMENTS and GARDENS,

In the PARISH of WOBBURN, in the COUNTY of BEDFORD, containing together

NINETY-FOUR ACRES and upwards

Of excellent LAND, and much underlet to Mr. *Horne and Son, John Franklin, and Joseph Body*, at Annual
Rents, amounting together to

One Hundred and Twelve Pounds Ten Shillings,

But capable of considerable Improvement.

WHICH (BY ORDER OF THE TRUSTEES) WILL BE SOLD BY AUCTION

By Mr. CHRISTIE,

At his Great Room, Pall Mall, on Tuesday, April 17th, 1792, at One o'Clock,
IN TEN LOTS.

Tenants at Will.

COUNTY of ESSEX.

LOT ONE in the PARISH of LITTLE SAMFORD.

FARMS and TENEMENTS.

In Hand

THE MANOR OF LITTLE SAMPFORD, with Sampford Hall, Court Baron, Royalties, &c. and Quit Rents, amounting Annually to —

The principal Part of the Mansion House and Offices and Part of the Paddock, in Hand, containing about Part of the Mansion House and Offices, Barns, &c. and a Capital Farm, containing about —

Mr. Peter Portway

Outgoings from Lot One

Quit Rent payable to the Duchy of Lancaster £.1 15. 10d.

Ditto upon Little Samford —

Land Tax

£. 41 10 6½

Acres.			Rent.		
A.	R.	P.	£.	s.	d.

—	—	—	1	12	3½
15	0	0	20	0	0
288	0	0	255	0	0
303	0	0	276	12	3½

N. B. A Cottage let with the Farm is not included in this Lot.

N. B. Lot One is sold subject to an Annuity of £.220 per Annum, payable to a Lady aged upwards of Fifty Years for her Life.

L O T T W O.

John Coe

A Capital Wind Mill, Dwelling House and Pightle of Land, containing about —

Land Tax

£.1 8s.

£.	s.	d.
15	0	0

L O T T H R E E.

John Dench

Green Farm, nearly adjoining to Lot One, consisting of a good Farm House and proper Offices and several Fields of Arable, Meadow and Pasture Land, containing together about —

Land Tax £.20 12s.

The Manor of Tewes, with Royalties, &c. and Quit Rents, amounting Annually to —

Peter Portway, jun. }
Tenant at Will }

The Manor House, Offices and Farm, containing about —

Land Tax £.18

Sundry Tenants

Sundry Cottages and Gardens in Little Samford, containing together about —

N. B. Lot Three is sold subject to an Annuity of £.150 a Year, during the Life of a Lady aged Seventy Years and upwards, and in case She should Marry, the Annuity to be reduced to £.100 per Annum and £.1000 paid to her.

A.	R.	P.	£.	s.	d.
265	0	0	126	0	0
—	—	—	2	1	4
244	0	0	120	0	0
15	0	0	20	0	0
524	0	0	268	1	4

L O T F O U R.

William Stock, }
Tenant at Will }

The Manor of Stow in the Parish of great Samford of great extent and Stored with Game, with all it's Valuable Royalties, &c. Quit Rents, Reliefs, Fines, Herriots, &c. amounting com. Ann. to about —

Manor House, Offices and Farm, containing about Cottages and small Parcels of Land, let at about —

Quit Rent	£.	s.	d.
Land Tax	0	9	0
	12	8	0

£. 12 17 0

A.	R.	P.	£.	s.	d.
—	—	—	30	0	0
176	0	0	110	0	0
—	—	—	5	0	0
176	0	0	145	0	0

L O T F I V E.

In Hand

Home Wood, containing about —

Land Tax 4s.

A.	R.	P.	£.	s.	d.
80	0	0	Valued at		
—	—	—	40	0	0

L O T S I X.

Ditto

The Old Frith Wood, containing about —

Land Tax £.2 16s.

A.	R.	P.	£.	s.	d.
120	0	0	Valued at		
—	—	—	55	0	0

L O T S E V E N.

James Philpot

The Fighting Cocks Inn and small Meadow adjoining, containing about —

Lot Seven is much underlet.

A.	R.	P.	£.	s.	d.
1	0	0	Valued at		
—	—	—	10	0	0

Tenants Names.

COUNTY of SUFFOLK.

L O T E I G H T.

In Hand

The Capital and Extensive Manors of Peasfen Hall, Colston Hall and Baddingham Hall, near Yoxford, Hevingham, &c. with Courts Baron, Royalties, &c.

Annual Quit Rents of the Manors

Fines and Herriots on Deaths or Alienations, com. Ann.

Edmund Turner and John Turner

The great Tithes of the Parishes of Sibton and Peasfen Hall, except those Farms which are let Tithe free and meant to be sold Tithe free

The perpetual Advowson and Right of presentation to the Vicarage of Sibton, with the Church or Chapel of Peasfen Hall, of the Annual Value of about £.80.

The present Incumbent aged about Forty Years.

Outgoings from Lot Eight

Peasfenhall Land Tax for Tythes £.7 0 0

Acres. Rent.
A. R. P. £. s. d.

62 2 2

130 0 0

192 2 2

LOT NINE in SIBTON PARISH.

In Hand

James Cumberland Bentley, Esq;

Sibton Wood, or Coppice, containing about

A Capital Messuage or Mansion House, called Sibton great House, with suitable Offices, and Paddock, containing about

Edward Turner and John Turner

Home Farm, consisting of a good Farm House, with proper Offices and fundry Inclosures of Arable, Meadow and Pasture Land, let Tithe free and containing together about

Ditto

Hans Green Farm, consisting of a Farm House and several Closes of Arable, Meadow and Pasture Land, let Tithe free and containing together about

Susan Baggot, on Lease, which will expire at Michaelmas 1797

A good Farm House and proper Offices and several Inclosures of Arable, Meadow and Pasture Land, let Tithe free and containing together about

N. B. The above Farms and Lands in the County of Suffolk will be sold Tithe free.

Also a Right of Pasturage on Sibton Green or Common, for Ten Beasts..

A. R. P. £. s. d.

7 0 0 3 10 0

48 0 0

193 0 0 148 0 0

67 0 0 56 0 0

127 0 0 120 0 0

442 0 0 327 10 0

446 2 0

added from

OUTGOINGS.

Land Tax.

£. s. d.

Sibton Park — — 7 16 2

Home Farm — — 16 2 0

Quit Rents to Sibton Manor — — 4 6 1½

Sibton Hall — — 4 2 0

Yoxford — — 0 5 0

Kelfall — — 0 7 9

Hans Green Farm.

Land Tax — — 5 9 4

Quit Rents to Sibton Manor — — 1 6 11

Sibton Hall — — 1 2 9

Yoxford — — 0 14 1

Kerfall — — 0 0 2½

Baggot's Land Tax — — 15 10 0

Land Tax on Sibton Tithes for Park — — 0 10 2

57 12 6½

N. B. Quit Rents of this Farm are included in the above.

COUNTY of BUCKS.

L O T T E N.

In Hand

The Lordship and Grange of Smewnes, in the Parishes of Soulbury, great Brick Hill, &c. with Court Baron, Royalties, Immunities, Fisheries, &c.

Mr. Horne and Son

The Manor House, Offices, Gardens, &c. a Capital Water Paper Mill and Farm, containing about

Land Tax £.12 14s. 11d.

John Franklin

Stockgrove Farm in the Parish of Soulbury, containing about

Land Tax £.1 11s.

Joseph Body

Two Cottages, situate in the Parish of Wooburn in the County of Bedford

Land Tax 8s.

A. R. P. £. s. d.

70 0 0 90 10 0

24 0 0 18 0 0

4 0 0

94 0 0 112 10 0

CONDITIONS of SALE.

I. THE highest Bidder to be the Buyer; and if any Dispute arise between two or more Bidders, the Premises shall be immediately put up again.

II. The Biddings to be Five Pounds advance.

III. The Purchaser to pay down immediately into the Hands of Mr. CHRISTIE a Deposit of 20 Pounds per Cent. in Part of the Purchase Money, and sign an Agreement for Payment of the Remainder on or before Michaelmas Day next, when the Purchase is to be completed.

IV. That upon Payment of the Remainder of the Purchase Money, on or before the Time above-mentioned, the Vendor will convey the Premises at the Expence of the Purchaser, who will be put into Receipt of the Rents and Profits, with a good Title, from said Time.

V. Whereas all Estates, Houses, &c. sold by Auction, are subject to the Payment of a certain Tax or Pound Rate of Three Pence Halfpenny in the Pound on the whole Amount of the Purchase Money for said Estate or Estates, Houses, &c. and whereas the Auctioneer is empowered to demand, collect and receive the said Tax from either the Vendor or the Purchaser: the Conditions of this Sale are, That the said Duty of Three Pence Halfpenny in the Pound shall be equally borne by the Vendor and Purchaser; that is to say, one Moiety to be paid by the Vendor, and the other Moiety to be paid by the Purchaser.

VI. Upon Failure of complying with the above Conditions, the Money deposited shall (at the Expiration of the Time before limited) become forfeited to the Vendor, who shall then be at Liberty to re-sell the Premises and to make good such Deficiency to the Vendor, and all Expences that shall attend such Re-sale.

The Timber and Timberlike Trees down to one Shilling per Stick on the respective Lots, to be taken by the Purchasers thereof at a fair Valuation.

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